

**Executive Summary Report**  
**Appraisal Date 1/1/00 - 2000 Assessment Roll**

**Specialty Name: Major Retail Properties**

**Previous Physical Inspection: 1/1/99**

**Sales - Improved Summary:**

Number of Sales: 29

Range of Sale Dates: 1/97 – 1/00

<b>Sales – Ratio Study Summary:</b>				
	Avg. Assessed Value	Avg. Sale Price	Ratio	COV
1999 Value	\$9,962,500	\$11,415,000	87.3%	16.56%
2000 Value	\$11,345,800	\$11,415,000	99.4%	6.55%
Change	+ \$ 1,383,300		+ 12.1%	- 10.01%
%Change	+ 13.89%			

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figure of –10.01% represents an improvement.

Sales used in Analysis: All improved sales, which were verified as good, and have not been remodeled or segregated since they were purchased, were included in the analysis.

**Total Population - Average Parcel Summary Data:**

	Land	Imps	Total
1999 Value:	\$2,764,716	\$3,671,903	\$6,436,619
2000 Value:	\$2,959,951	\$3,978,299	\$6,938,250
Percent Change:	7.06%	8.34%	7.79%

1999 Total Assessed Value: \$3,044,521,178

2000 Total Assessed Value: \$3,281,792,522

Number of Parcels in the Population: 473

**Conclusion and Recommendation:**

Since the values recommended in this report improve assessment level, uniformity, equity, and reliability it is recommend that these values be posted for the 2000 Assessment Roll.